



Morgans

PROPERTY

44 Forest Place, Townhill, KY12 0EP

Offers Over £399,950



5



2



2





 Lounge Conservatory

 Five Bedrooms

 Kitchen

 Two En suites Bathroom

 Sauna/Office Wc

 Driveway Garage Garden

 EPC Rating -

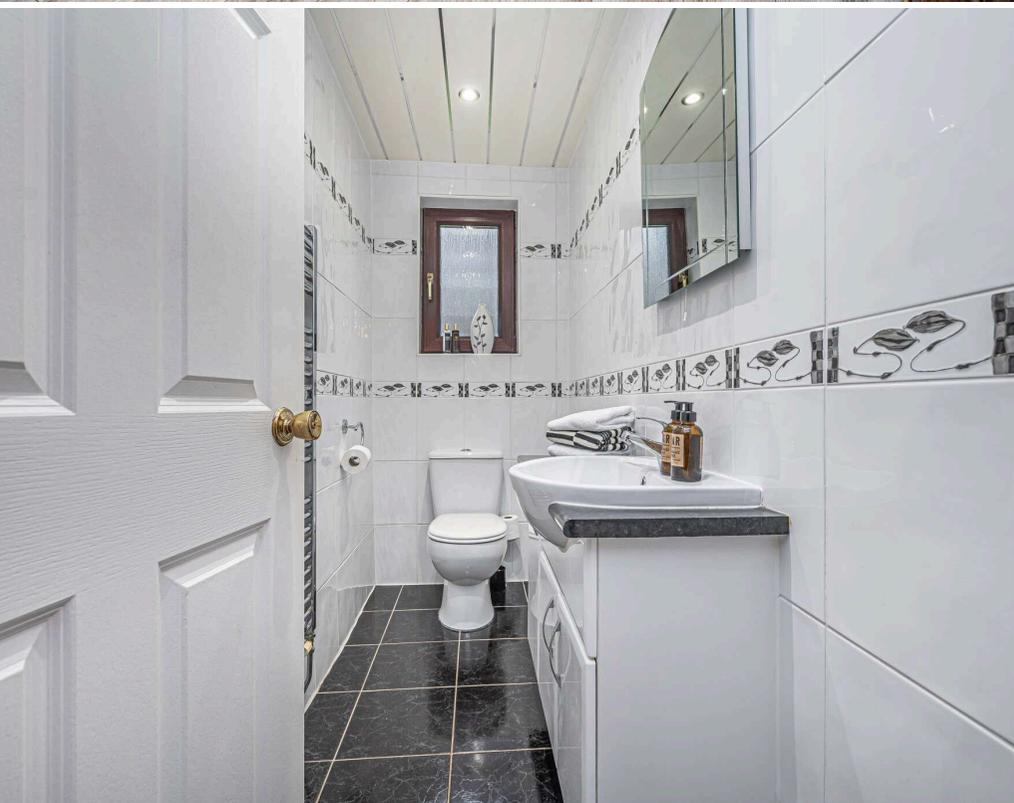
 Council Tax Band -



Welcome

DESCRIPTION

We are delighted to market this bespoke self build detached villa occupying an enviable plot with woodland backdrop. The property provides excellent flexible accommodation and briefly comprises entrance vestibule and hallway, cloakroom facilities, lounge, kitchen leading to utility and conservatory. There are steps down from the hallway leading to lower level with bedroom and Modern fitted ensuite, study/sauna room and entrance to the garage, which has an electric door. Stairs to the upper level lead to four double bedrooms, storage and family bathroom. The gardens to the rear have been landscaped mainly laid to lawn, lovely decked area with gazebo and further patio area providing ideal entertaining space.





EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “inter-linked system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









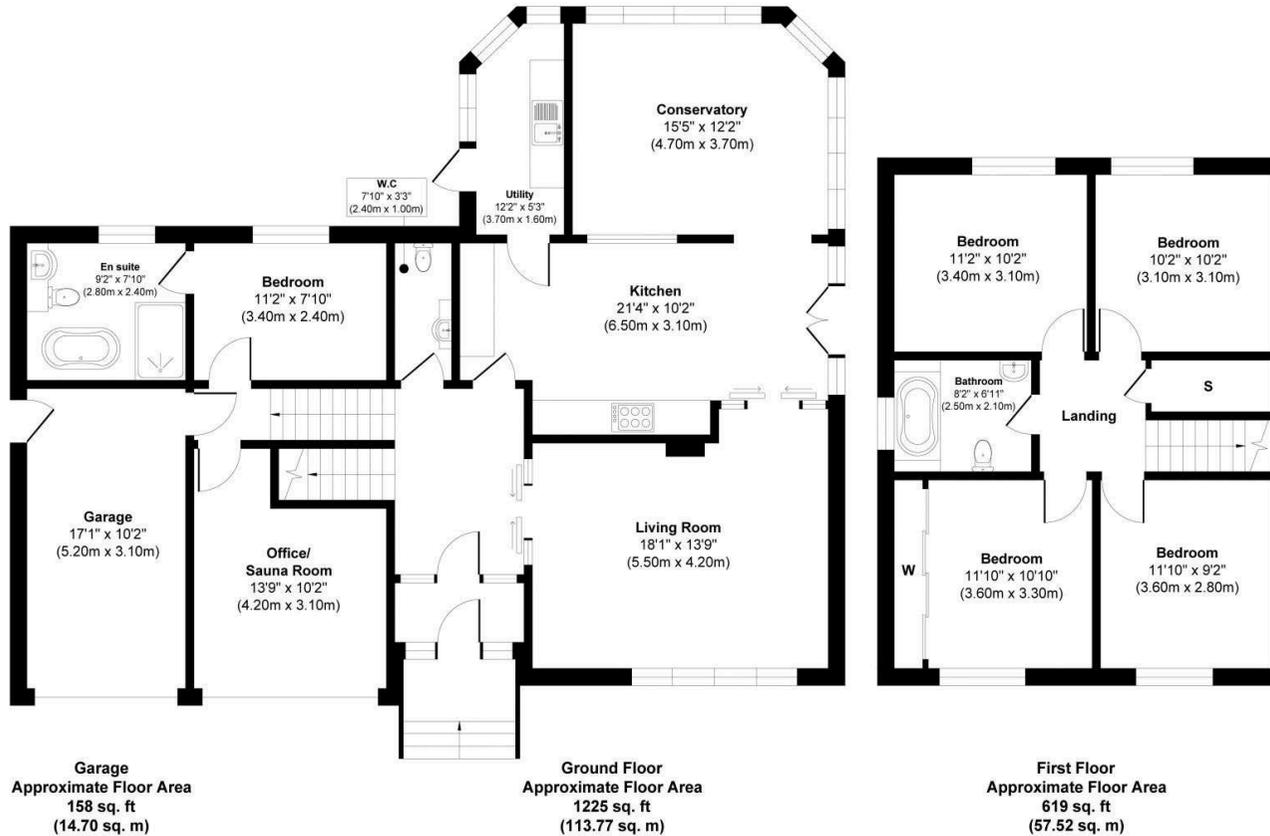
Townhill

Townhill is a small semi rural village community, located approximately one mile north of Dunfermline Town Centre and approximately two miles from the national motorway links. The village offers a good range of social and leisure facilities including the Ski centre at Townhill Loch together with Townhill Country Park. Townhill is in close proximity to Queen Margaret train station and has a regular bus service into Dunfermline. Other local amenities include post office, primary school, library and a small selection of local shops for day-to-day necessities. However, a more extensive range of shopping, leisure and social amenities can be found in nearby Dunfermline.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 2002 sq. ft / 185.99 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.